



Board of Appeals/Stormwater Board of Appeals
Regular Meeting Agenda
Monday, November 18, 2024, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. CONSENT AGENDA:
 1. **Approval of previous meeting minutes** - October 21, 2024
- IV. CONSIDERATION AND POSSIBLE ACTION ON ITEMS REMOVED FROM THE CONSENT AGENDA:
- V. PUBLIC DISCUSSION
- VI. REPORTS FROM OFFICERS AND STAFF
- VII. UNFINISHED BUSINESS:
 1. **Action** - variance approval for a prefabricated building in Lakeland Commons Planned Development (PD).
- VIII. NEW BUSINESS:
- IX. ANNOUNCEMENTS:
- X. ADJOURNMENT:

Board of Appeals/Stormwater Board of Appeals
Regular Meeting Minutes
Monday, October 21, 2024, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

The meeting was called to order by Secretary Byron Ledbetter 5:31 p.m. on Monday, October 21, 2024.

II. ROLL CALL:

Jason Eaton	Present
Byron Ledbetter	Present
Thomas Pickering	Present
Commissioner Wesley Wright	Present
Kevin Floyd	Absent

Staff personnel in attendance were Planning Director Paul Luker, Staff Planner Alex Barthol, and Community Development Specialist Lisa West as acting Recorder.

III. CONSENT AGENDA:

None.

IV. CONSIDERATION AND POSSIBLE ACTION ON ITEMS REMOVED FROM THE CONSENT AGENDA:

None.

V. PUBLIC DISCUSSION:

1. Phillip Jordan of the 9000 block of Trotter Dr. (provided at the correlating agenda item)

VI. REPORTS FROM OFFICERS AND STAFF:

None.

VII. UNFINISHED BUSINESS:

None.

VIII. NEW BUSINESS:

1. **Action** - variance approval for a prefabricated building in Lakeland

Commons Planned Development (PD).

Thomas Pickering moved to bring this item to the floor, seconded by Commissioner Wright.

Planning Director Paul Luker presented this item.

Discussion ensued.

For the record: Thomas Pickering motioned to bring this item to the next meeting agenda with design updates to include a modified proposal of materials, landscaping and color seconded by Commissioner Wright.

When the question was called the motion passed, roll call vote, 4 in favor 0 against 0 abstain (4-0-0).

Yea: Jason Eaton, Byron Ledbetter, Thomas Pickering, Commissioner Wright

Nay: None

Abstain: None

2. **Action** - variance approval for minimum lot size in Agriculture (AG) District on Monroe Road.

Commissioner Wright moved to bring this item to the floor, seconded by Jason Eaton.

Planning Director Paul Luker presented this item.

Discussion ensued.

When the question was called the variance passed as presented, roll call vote, 4 in favor 0 against 0 abstain (4-0-0).

Yea: Jason Eaton, Byron Ledbetter, Thomas Pickering, Commissioner Wright

Nay: None

Abstain: None

3. **Action** - variance approval for minimum lot size in Agriculture (AG) District on Trotter Drive.

Commissioner Wright moved to bring this item to the floor, seconded by Byron Ledbetter.

Planning Director Paul Luker presented this item.

Discussion ensued.

For the record: Public comments were heard from Phillip Jordan of the 9000 block of Trotter Dr at this time.

Discussion ensued.

For the record: The applicant provided additional context regarding this item at the Board's request.

Discussion ensued.

When the question was called the variance passed as presented, roll call vote, 4 in favor 0 against 0 abstain (4-0-0).

Yea: Jason Eaton, Byron Ledbetter, Thomas Pickering, Commissioner Wright

Nay: None

Abstain: None

IX. ANNOUNCEMENTS:
None.

X. ADJOURNMENT:
There being no other business on which to act, the meeting was adjourned without objection at 6:18pm on Monday, October 21, 2024.

These minutes were approved on November 18, 2024.

Byron Ledbetter
Secretary

ATTEST:

Cheyenne Carter
City Recorder

Meeting Date: Monday, October 21, 2024

Project: Lakeland Commons Planned Development – Variance to allow pre-fab buildings

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 4800 Village Market Lane

Parcel ID: L0150 00566

Zoning District: AG (Agriculture) with PD (Planned Development) overlay

Applicant: Vince Smith, Lakeland Commons, LLC

Representative: Cory Brady, PLA, AICP

STAFF RECOMMENDATION

City Staff recommends approval of the Lakeland Commons Planned Development Variance Application.

BACKGROUND

The Lakeland Commons Planned Development was originally approved in September of 2011 as a mixed-use development. Area D was amended in 2015 to replace the single family uses with a vertically integrated mixed-use concept of retail, office and multi-family residential. The BOC approved a Development Contract for Lakeland Commons PD, Phase 1 in May of 2019. Phase 2 was approved in March of 2022.

DISCUSSION

The applicant is requesting approval of a variance application to allow prefabricated buildings to be installed on the site. The approved outline plan specifically prohibits these building types:

X. ARCHITECTURAL STANDARDS

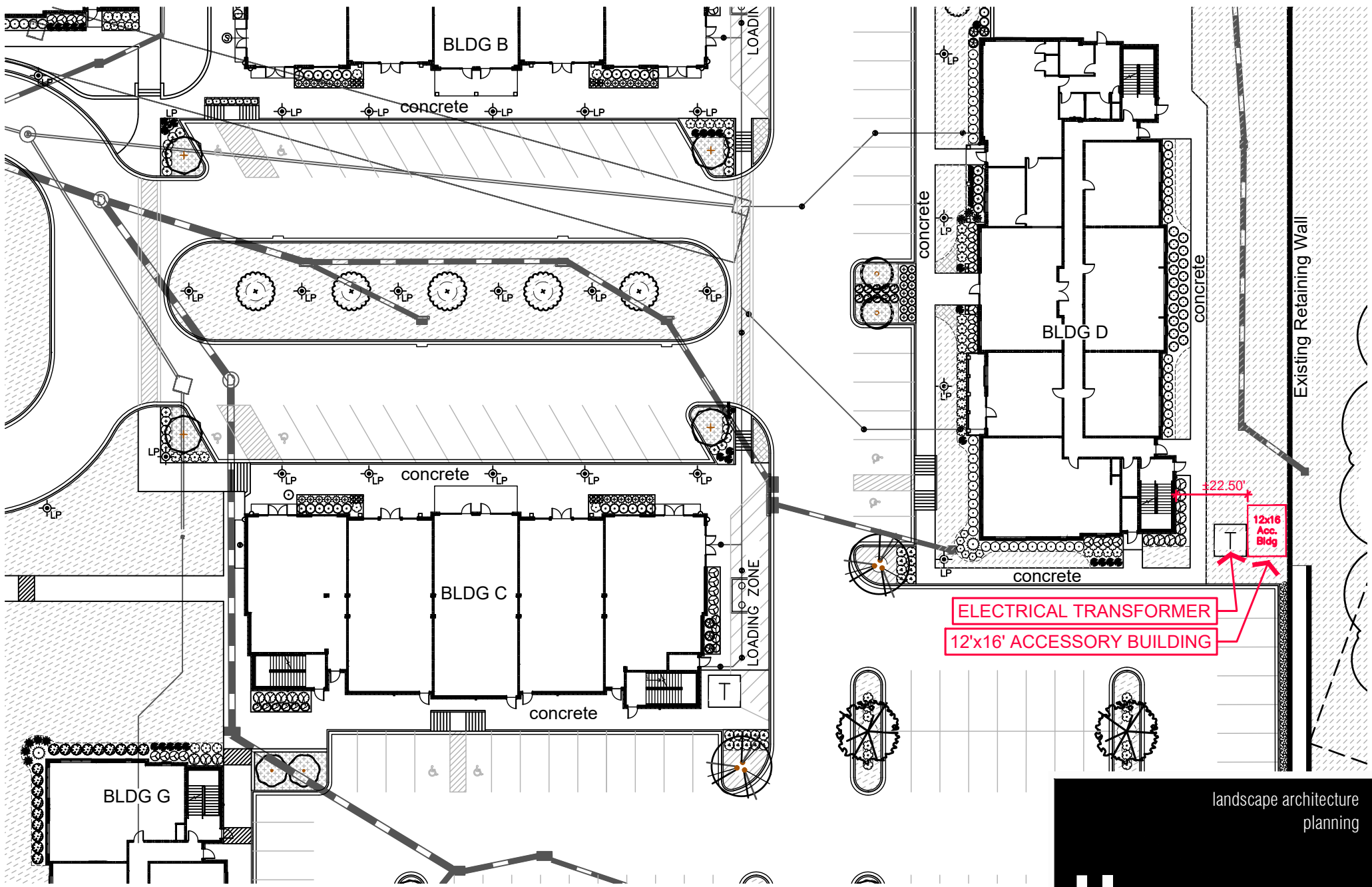
L. Outbuildings. Any and all outbuildings and detached structures shall be permitted only with full review and approval by the ARC. All outbuildings must be constructed of the same building materials and detailing as the primary structure. All plans must be reviewed and approved prior to construction. Temporary, pre-fabricated, or modular outbuildings shall not be permitted.

However the need has arisen to install a small storage building to house a golf cart for the leasing office. This building is to be installed behind Building D and will be screened by an electrical transformer.

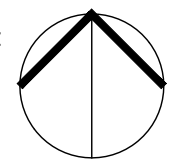
City Staff has reviewed the approved Outline Plan for Lakeland Commons and found that the variance being requested does not negatively impact the overall development.

EXAMPLE MOTIONS

1. Motion to approve the Lakeland Commons Planned Development Variance application to allow pre-fab buildings subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions listed in the Staff Report
2. Motion to approve the Lakeland Commons Planned Development Variance application to allow pre-fab buildings without conditions.
3. Motion to deny the Lakeland Commons Planned Development Variance application to allow pre-fab buildings:
 - a. Reason for denial



0 40 80 120 feet
 SCALE: 1" = 40'



landscape architecture
 planning

ils

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Page 6 of 7